



16 November 2017

Strategic Allocation Policy SD82 covers a significant parcel of land at Holmbush, Midhurst, previously used as a caravan park. This is a site that has remained derelict for far too long and a well-designed residential development would be welcome providing that wildlife is sensitively re-located. Perhaps there is a case to be made that affordable housing should be more than the advisory minimum allocation. However, the Concept Plan appears to show the site entrance from The Fairway on a blind bend where traffic flow is already impeded by street parking. Chapter 9.164 calls for a transport assessment. A full traffic impact assessment is also required, not just for the flow of traffic into and around this site but also to ensure safe access to and from New Road.

The location of a new medium-sized supermarket in Midhurst should be re-examined. It could be that the Brickworks site or the Caravan site might be more suited to retailing, leaving The Grange site free for retirement housing. The Caravan Site could accommodate a supermarket over a ground-floor car park. In view of the topography of the site the height would not be visually intrusive, and if occasional flooding occurred as a result of the high water table the car park would not sustain serious damage.

Development Management Policy SD37 refers to the circumstances under which developments in town and village centres will be permitted without reference to the adequacy or otherwise of existing infrastructure. As urban areas within The Plan increase so too do the demands made on existing sewage pipes and treatment centres. Chapter 5.158 refers in passing to 'adequate capacity of foul drainage but does not go far enough. The Plan should state the current usage and capacity of sewage treatment in market towns. Similarly, it should indicate usage and capacity of other major services such as schools, hospitals, health centres, emergency services, parking provisions, telephone lines and internet availability. It should be a requirement that any developer must demonstrate the adequacy of existing infrastructure or make provision for additional infrastructure.

Strategic Policy SD25 supports developments within settlements that meet specified criteria but no mention is made of infrastructure. Proposed developments within settlements should demonstrate either:

- (a) that current infrastructure has the capacity to cope with the extra demands placed on it by such development; or
- (b) the proposal contains appropriate measures to enhance the infrastructure.

There is a presumption in favour of sustainable development (Chapter 4.4) but new developments should not merely be sustainable; they could make a positive contribution to the generation of clean energy. 'Zero Carbon' is an aim (Chapter 4.28) but a generating surplus of clean energy would be a more positive and ambitious target.